

Identification of the Area

Name or Designation: **Area Name: 45- West Seattle**

Boundaries:

Northern Boundaries – the Puget Sound, Elliott Bay, and the West Seattle Bridge

Western Boundary – the Puget Sound

Eastern Boundaries – Harbor Avenue Southwest, West Marginal Way (excluding properties fronting on West Marginal Way), Highland Park Way Southwest, 1st Avenue South, Meyers Way South, State Route 599.

Southern Boundary – Southwest 116th Street

Maps:

A general map of the area is included in this report. Detailed Assessor's maps are located on the seventh floor of the King County Administration Building.

Area Description:

Area 45 includes many neighborhoods which are most commonly known by their the major arterials, such of Alki Avenue Southwest, Beach Drive Southwest, Harbor Avenue Southwest, Delridge Way Southwest, 35th Avenue Southwest, Southwest Avalon Way, Fauntleroy Way Southwest, and California Avenue Southwest with its three major junctions, referred to as Admiral, Alaska, and Morgan junctions. Other portions of area 45 are defined by area names, which include White Center, Lincoln Park, and the Westwood and Henderson areas.

Currently, housing development is density driven with the construction of apartments, condominiums, and town homes on either vacant parcels or parcels previously occupied by single family homes and older commercial structures. The condominium and apartment developments may include mixed use retail/office on the street level. Multifamily development is continuing to occur along California Avenue Southwest area, Alki Avenue Southwest area, and Southwest Avalon Way. Development is expanding to include other West Seattle's neighborhoods, primarily in the form of town homes. Recent major commercial projects are outlined in the individual neighborhood descriptions.

Area 45-05

The area boundaries are delineated by commercial parcels located west of West Marginal Way Southwest, east of 36th Avenue SW between Southwest Brandon and Southwest Webster Streets and east of 26th Avenue Southwest between Southwest Brandon Street and the West Seattle Bridge, with the exception three parcels between SW Dakota and the West Seattle Freeway facing Delridge Way Southwest zoned either IG2U-85 and C1-65.

The High Point low income housing project is currently undergoing redevelopment to evolve into a mixed income residential development with the future construction of a commercial retail center, and the completed construction of a public library, community center and a health clinic. Other developments within recent years in area 45-05 include the Brandon Court Condominiums and the adjacent public library/Vivian McLean Place Condominiums. The Delridge Neighborhood Development Association is currently redeveloping the historic 1929 Frank B. Cooper School into the Youngstown Cultural Arts Center and artist loft apartments.

The majority of the businesses within the neighborhood are sole proprietorships located in stand alone structures, many of which are owner occupied.

Area 45-05 was physically inspected during the 2004 revalue.

Area 45-10

Area 45-10 is referred to as the “Admiral Junction” neighborhood. The commercial parcels are primarily located along California Avenue Southwest from Southwest Atlantic Street to the north to Southwest Stevens Street on the southern border, and east and west of the California/Admiral junction within a few block of California Avenue Southwest.

The area has experienced newer development of mid to high end apartment, condominium complexes, and town homes within recent years. Retail/restaurant/office uses are located within close proximity to the junction, with a combination of neighborhood commercial, stand alone buildings, and larger supermarkets. Just to the west of the renovated Metropolitan Market on Southwest Admiral Way, a Bartell Drugstore has been constructed with residential condominiums above street level in The Admiral complex. The West Seattle High School has reopened after a complete renovation, and the West Seattle Library has completed a renovation/remodel.

Area 45-10 was physically inspected during the 2003 revalue.

Area 45-15

Area 45-15 includes the northern portion of White Center neighborhood contained within the Seattle city limits, north of Southwest Roxbury Street, and the Westwood neighborhood. The area boundaries are Southwest Roxbury Street to the south, and Southwest Orchard Street and Southwest Webster Street to the north. The western boundary is 36th Avenue Southwest from Southwest Roxbury Street to Southwest Thistle Street, and 37th Avenue Southwest from Southwest Thistle Street to Southwest Webster Street. The eastern boundary zigzags along Myers Way South, 1st Avenue South, and Highland Park Way.

The Westwood Shopping Center is undergoing a renovation, with the addition of a Barnes and Noble to the existing anchors and the occupancy of chain stores, such as Pier One Imports, Chicos, and Dress Barn. The Southwest Community Center completed an addition of a gym.

A Home Depot and the West Seattle Precinct Station have been constructed along Delridge Way Southwest in the northern portion of the neighborhood boundaries. The Seattle Public Library has begun a significant renovation and expansion to the existing branch on 35th Avenue Southwest. Also along 35th Avenue Southwest, the Delridge Development Association, in conjunction with the West Seattle Food Bank, is instrumental in the current construction underway of the West Seattle Community Resource Center and adjoining apartments.

Recent developments in the White Center neighborhood include a Walgreen's Drugstore and adjacent retail kiosk on Southwest Roxbury Street. The City of Seattle has completed the construction of a Joint Training Facility for fire and rescue operations adjacent to the Metro Park and Ride.

Area 45-15 was physically inspected during the 2005 revalue.

Area 45-20

Area 45-20 is mainly comprised of parcels along the arterials of Alki Avenue Southwest, Harbor Avenue Southwest, and Beach Drive Southwest, many of which are generally either located on the waterfront or have water/city views. Additional parcels are located within a short walking distance of the neighborhood's arterials.

Condominium development is continuing to be planned in the area. Town home development has more recently begun, especially along Beach Drive Southwest.

Area 45-20 was physically inspected during the 2001 revalue.

Area 45-25

Area 45-25 is considered to be the heart of West Seattle and locally referred to as “The Junction.” Southwest Alaska Street and California Avenue Southwest are the major arterials that form the actual junction. The boundaries are Southwest Andover Street to the north, 51st Avenue Southwest to the west, Southwest Brandon Street to the south, and 41st Avenue Southwest to the east.

The neighborhood’s community business atmosphere is striving to maintain a pedestrian and community ambiance, which competes with strip center retail, a major neighborhood shopping mall, and the car dominated retail environments elsewhere in West Seattle. In the nineteen eighties, the local merchants started to provide four free parking lots with three hour parking limit for customers shopping within this district. Local businesses persuaded city officials in 1996 to remove the parking meters along the arterials for a more customer friendly atmosphere.

In general, along California Avenue Southwest the rental spaces that are leased are original in nature, predominantly occupied by “mom-and-pop” businesses rather than major retail chains. Recent density driven condominium and apartment development typically has included first floor commercial space. Planned projects include a grocery store chain and auxiliary retail space at street level with 165 unit apartment project on the upper stories.

Area 45-25 was physically inspected during the current 2002 revalue.

Area 45-30

Area 45-30 encompasses all the remaining parcels contained within area 45 that are not attributed to the economic neighborhoods of 5, 10, 15, 20, 25, 35, and 40. This area is irregular in shape since the parcels are generally situated outside of readily definable neighborhoods. Many of the commercial properties are parks, churches, and small stand alone businesses sprinkled throughout single family residential zones. Town home and apartment development has expanded into area 30.

Area 45-30 was physically inspected for the 2004 revalue.

Area 45-35

Area 45-35 is comprised of commercial parcels on California Avenue Southwest, or within close proximity that are not considered within the Admiral Junction neighborhood (Area 45-10) and the Alaska Junction neighborhood (Area 45-25). The area is divided into two portions, which lay above and below area 45-25. The northern portion extends from Southwest Stevens Street to the north and Southwest Andover Street to the south. The southern portion extends from Southwest Brandon Street to the north and Southwest Webster Street to the south.

The Morgan Street Junction, with the West Seattle Thriftway and the renovated Starbucks/Windermere building, are located within the southern portion. Both sections of 45-35 have stand alone retail/office buildings and multi-family residential development. However, the area has been separated from area 45-25, a denser, pedestrian oriented main street style business district. The area is undergoing additional condominium development, as well as a considerable number of home projects currently underway.

Area 45-35 was physically inspected during the 2003 revalue.

Area 45-40

Area 45-40 covers the West Seattle Bridge and Avalon/Fauntleroy neighborhoods. The area extends from the West Seattle Bridge and Southwest Andover Street on the northern boundary to Southwest Brandon Street on the southern boundary. The western boundary is 41st Avenue Southwest, and the eastern boundary from the south is 27th Avenue Southwest until Southwest Genesse Street then Delridge Way Southwest to the West Seattle Bridge (exclusive of all commercial parcels along Delridge except those zoned C1-65 and IG2U-85.)

The western portion of this area consists of auto dealerships, a lumber company, and a mix of older structures with commercial uses, as well as more recent higher density residential development and mixed use buildings. A grocery store chain, retail and 185 unit apartment development is planned along the Fauntleroy arterial. The eastern portion of the neighborhood contains several large office buildings in the Andover/Delridge area, and mid-rise apartment and condominium development along SW Avalon Way, as well as some industrial improvements.

Area 45-40 was physically inspected during the 2001 and the 2002 revalue.

Area 45-45

Area 45-45 contains the southern portion of the White Center neighborhood and Top Hat, both of which are located in unincorporated King County. The area is bounded by SW Roxbury Street to the north, SW 116th Street to the south, the Puget Sound to the west, and State Route 509 to the east.

The primary north/south arterial in White Center is 16th Avenue Southwest, which is populated by automobile oriented clientele. In contrast, 15th Avenue Southwest has a concentrated neighborhood business area just south of the neighborhood boundary of Southwest Roxbury Street. Neighborhood revitalization is occurring along 15th Avenue Southwest. White Center has a mix of service retail and office development, with stand alone retail and strip centers, auto repair, light manufacturing, and food processing.

New development is occurring both along the major arterial of 16th Avenue SW, and minor arterials interspersed through the neighborhood. The business area is surrounded by residential

uses, with newer higher density residential, including higher density single family development, focused near the business district. The Greenbridge low income housing development is evolving into a mixed income community, similar to the High Point community, with planned development of new community service facilities. The YWCA has relocated its operations from area 45-40 to focus on area 45-45 and collaborate in planning and developing new community service facilities in conjunction with the Greenbridge redevelopment. The newly constructed Mountain View Elementary School is adjacent to the planned Greenbridge development.

Top Hat is primarily commercially zoned along the arterials of 1st Avenue South and Meyers Way South with the mixed use businesses orientated to automobile traffic.

Area 45-45 was physically inspected during the 2001 and 2002 revalue.

Ratio Analysis

A preliminary Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study showed a PRD of 1.06, an assessment level of 78.6% for the Weighted Mean Ratio, and a COD at 15.77%. These measures all improved after application of the 2005 recommended values. The results are included in the validation section of this report. The PRD improved to 1.01 and the Assessment level for the Weighted Mean Ratio improved to 100.1%, and the COD improved to 12.63%.

Scope of Data

Land Value Data:

One hundred and thirty two land sale transactions during the time period ranging from February 2003 through December 2005 were given primary consideration in the valuation of commercial zoned land parcels for the 2006 revalue. Due to the small quantity of sales strictly categorized as commercial, sales classified as commercial zoned properties with a residential use at the time of sale were included in the land sale analysis.

Improved Parcel Total Value Data:

A total of fifty seven improved sale transactions during the time period ranging from January 2003 to December 2005 were used to establish a market relationship for similar properties that were not sold. Sales information is obtained from excise tax affidavits and reviewed initially by

the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified, when possible, by contacting the purchaser, seller, or realtors involved in the transaction. Characteristic data was verified, when possible, for the sales. Due to time constraints, interior inspections were limited. Sales are located in the 'Improved Sales Used' and 'Improved Sales Not Used' sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Sales, Analysis, Conclusions

There were a total of one hundred thirty two land sales from February 2003 through December 2005 that were considered to be "arm's-length" transactions and given consideration in the land valuation analysis.

West Seattle continues to experience demand for multi-family housing, with development thriving in many forms including apartments, mixed-use residential and condominium development. Additionally, town home style development is becoming more frequent on smaller parcels originally with single family residences on commercially zoned land.

A trend of 'tear-down' sales have occurred with properties that have either been demolished making way for new development or awaiting demolition during the master use application stage, as well as for assemblage or speculation purposes. Many of these properties are classified as residential use on commercially zoned land, and are designated as an RC sale in the Vacant Land Sales Used in Analysis chart following this section of the report.

The land sale analysis indicates differentials in land values due to zone classification, location and site size. Sales were initially analyzed by zone classification. Distinctions in location, time of sale, parcel size, and topography were evaluated in the establishing the land valuation schedule.

The diversity of area 45 is represented in the mix of commercial improved properties located on residentially zoned parcels, low density and low rise multifamily zone classifications to higher density commercial, neighborhood commercial and mixed-use zone classifications, as well as the inclusion of a small percentage of lighter industrial zoned parcels. Diversity is further demonstrated in the range of the area's view amenities, including water vistas and beaches, downtown Seattle, Olympic Mountain, and Mt. Rainier views. The individual neighborhoods comprising Area 45 run the gamut from lower end territorial view interior properties and public subsidized housing, a main street style shopping core to higher end waterfront locations. The resulting wide range of land value reflects the non-homogeneous nature of Area 45.

Most zone classifications were represented with recent sales activity. In instances when there no sale activity occurred or sales representation was limited, appraiser judgment was utilized in

arriving at the “benchmark” price. The assessor relied on sales of similarly zoned properties, with both higher and lower densities, to bracket the indicated values.

The following Vacant Land Sale Analysis chart lists the land sales considered reflective of the market to arrive at the recommended land values for the 2006 revalue. The second chart lists the vacant sales not used.

A Land Valuation Schedule, based on the Vacant Land Sale Analysis, was created as the standard for valuing properties in the area. In certain situations, subsequent adjustments were later factored for size, shape, and utility of anomalous parcels.

The total assessed land value of all commercial use parcels for the 2005 assessment year was \$736,116,685. The 2006 recommended total assessed land value of these land parcels is \$883,006,800; representing an overall increase from previous total assessed land value of approximately 19.95 %.

Improved Parcel Total Values:

Sales comparison approach model description

Forty five improved sales in the subject area, which were considered to be good, fair market transactions, were considered in the “modeling-analysis” and included in the ratio study. The sales dated from January 14, 2003 to October 28, 2005.

- 1) Warehouse/Light Industrial: \$75 to \$115 per square foot
- 2) Mixed-use Retail/Office/Residential: \$76 to \$424 per square foot
- 3) Retail: \$62 to \$418 per square foot
- 4) Office: \$138 to \$220 per square foot
- 5) Medical Office: \$194 to \$281 per square foot
- 6) Restaurant/Lounge/Taverns: \$158 to \$168 per square foot
- 7) Garage/Service buildings: \$75 to \$137 per square foot

Sale prices assist in establishing general upper and lower market boundary ranges for the various property types within the West Seattle area. In conjunction with market rent surveys, sale price per square foot help set the income parameters and capitalization rates driving the income models developed for the various neighborhoods.

The Sales Comparison Approach was utilized as a guide in estimating total assessed values, but was not given greatest weight due to the limited number of “arm’s length” transactions for each property category in each individual neighborhood.

Cost approach model description

Cost estimates are automatically calculated via the Marshall & Swift cost modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Marshall & Swift cost calculations are automatically calibrated to the data in place in the Real Property Application. In most instances, cost estimates were considered value indicators for exempt properties due to the extremely limited market for many of the property types under this category, which may include schools, churches, fire stations and public utility buildings. On a case by case basis, especially when income data or sales were either very limited or unavailable, cost estimates were utilized for fraternal organizations, funeral homes, day care centers, and recreation buildings. Additional consideration in utilizing the cost approach was placed upon neighborhood and building utility.

Cost calibration

The Marshall & Swift cost modeling system built in to the Real Property Application is calibrated to the region and the Seattle area.

Income capitalization approach model description

Income parameters were derived from the marketplace through real estate sales and the sales verification process, as well as market surveys of lease rates within the various neighborhoods that comprise West Seattle. The income tables are included in this report. Similar uses were grouped together with income rates that were correlated to the effective age and building quality of the commercial property.

The following table outlines a summary of the income parameters used in the income tables, which provided the basis for the income value estimate calculations.

<u>USE</u>	<u>TYPICAL RENT RANGE</u>	<u>OVERALL RENT RANGE</u>
Retail/Mixed-use	\$8.50-\$28	\$7.00-\$35
Retail/Markets		
Restaurants	\$10.50-\$28	\$9.25-\$33
Bar/Tavern	\$8-\$28	\$7-\$33
Office	\$8.50-\$28	\$7.75-\$30
Auto Service/Repair	\$12.00	\$3.75-\$15.75
Medical/Dental Office	\$13.50-\$28	\$7.25-\$39.50
Garage	\$4-\$9	\$3.25-\$17
Storage/Storage		
Warehouse		
Barber Shop/Salon	\$12-\$19	\$10.50-\$32
Residential/Multi-family	\$8.50-\$14.25	\$4-\$16
Cleaners	\$ 7.50-\$12	\$6.75-\$16.75
 <u>Vacancy</u>	5.00-10.00%	
<u>and Collection Loss</u>		
<u>Operating Expenses</u>	10.00%	
(restaurants/lounges/ taverns/residential/ multi-family)	15.00%	
<u>Capitalization Rate</u>	6.00-10.00%	

Income approach calibration

The models were calibrated after setting base rents for each use within every neighborhood by applying adjustments based on effective age, and quality of construction. In most cases, final income value adjustments were made to parcels which have land in excess of the typical lot size for the improved use (where the land to building ratio, (L:B) exceeds typical for use). The following chart indicates the L:B range for a use and indicates the L:B figure used to represent the “threshold” for that use in this area for this revalue. Properties having L:B ratios which exceed the “threshold” had an additional dollar amount added to the income value generated by the described tables to reflect the value contribution of the excess land.

<u>USE</u>	<u>L:B RANGE</u>	<u>L:B RATIO THRESHOLD</u>
Retail	1 - 3	4
Warehouse	1.5 - 4	6
Tavern	1 - 3.25	4
Single Family	2.5 - 3	4
Commercial Use		
Service Building	1 - 4	5
Restaurant/ Lounge	.5 - 3	4
Fast Food	2 - 6.5	8
Office	1 - 3.5	4
Medical/Dental Office	1.5 - 3.5	4
Industrial	1 - 2.5	3.5
Grocery	1 - 3	4
Convenience Store w/o gas	3 - 4.5	5
Club	1 - 2.5	3.5
Residential- Mixed Use	.5 - 3	4

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

All parcels were individually reviewed for correctness of the model application before final value selection and reviewed by the senior appraiser prior to posting. The factors analyzed in the

process of establishing value utilizing the model constructs were subject to adjustment by the appraiser. In most instances, the Income Approach to value was considered to be the most reliable indicator of value due to the information collected during the rental survey. The survey was used to establish the economic parameters utilized in the estimation of market value through the Income Approach. When the value of the property by the income approach was less than the land value, a minimal \$1000 value was allocated to the improvements. The Market Approach to value has been employed in circumstances where sales demonstrate the willingness of the marketplace to exceed the income producing capability of the improvements. For property uses where sales and income data was either limited or unavailable, such as tax exempt properties, the Cost Approach to value was utilized.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel in the physical inspection neighborhood is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report. The 2006 Ratio Study Analysis indicates that the standard statistical measure of valuation level at 100.1% (Weighted Mean) is well within the IAAO appraisal guidelines, while those measures for uniformity and equity are also within IAAO guidelines. The Coefficient of Dispersion (COD) is 12.63% and the Price-related Differential (PRD) is 1.01.

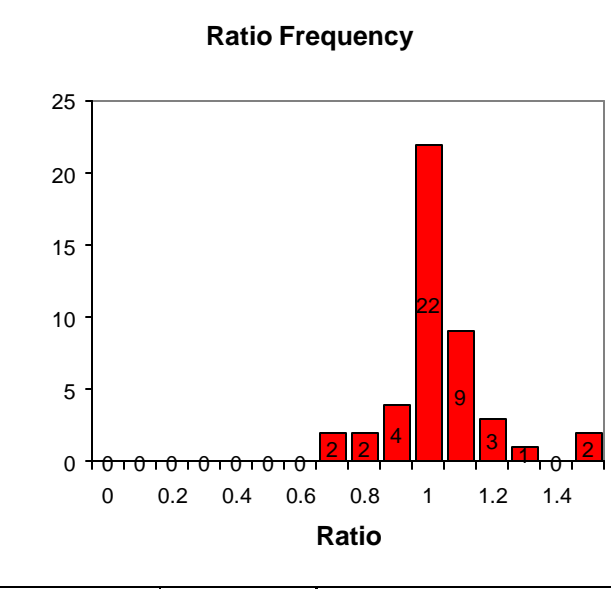
The total assessed value for the 2005 assessment year in Area 45 was \$1,181,464,332. The total recommended assessed value for the 2006 assessment year is \$1,365,927,381. Application of these recommended values for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of 15.61%.

Note: Additional information regarding various aspects of the valuations and the full report are retained within the working files and folios kept in the appropriate district office.

**Area 040 – West Seattle
2005 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																		
Central Crew	1/1/2005	4/4/2006	1/14/03 -10/28/05																		
Area	Appr ID:	Prop Type:	Trend used?: Y / N																		
45	MLEC	Improvement	N																		
SAMPLE STATISTICS																					
Sample size (n)	45	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.4-0.5</td><td>2</td></tr><tr><td>0.5-0.6</td><td>2</td></tr><tr><td>0.6-0.7</td><td>3</td></tr><tr><td>0.7-0.8</td><td>2</td></tr><tr><td>0.8-0.9</td><td>5</td></tr><tr><td>0.9-1.0</td><td>8</td></tr><tr><td>1.0-1.1</td><td>21</td></tr><tr><td>1.1-1.2</td><td>2</td></tr></tbody></table>		Ratio	Frequency	0.4-0.5	2	0.5-0.6	2	0.6-0.7	3	0.7-0.8	2	0.8-0.9	5	0.9-1.0	8	1.0-1.1	21	1.1-1.2	2
Ratio	Frequency																				
0.4-0.5	2																				
0.5-0.6	2																				
0.6-0.7	3																				
0.7-0.8	2																				
0.8-0.9	5																				
0.9-1.0	8																				
1.0-1.1	21																				
1.1-1.2	2																				
Mean Assessed Value	863,000																				
Mean Sales Price	1,097,900																				
Standard Deviation AV	1,515,495																				
Standard Deviation SP	1,821,965																				
ASSESSMENT LEVEL																					
Arithmetic mean ratio	0.833																				
Median Ratio	0.904																				
Weighted Mean Ratio	0.786																				
UNIFORMITY																					
Lowest ratio	0.3326																				
Highest ratio:	1.0640																				
Coefficient of Dispersion	15.77%																				
Standard Deviation	0.1917																				
Coefficient of Variation	23.02%																				
Price-related Differential	1.06																				
RELIABILITY																					
95% Confidence: Median		<div>These figures reflect measurements <u>before</u> posting new values.</div>																			
Lower limit	0.814																				
Upper limit	0.973																				
95% Confidence: Mean																					
Lower limit	0.777																				
Upper limit	0.889																				
SAMPLE SIZE EVALUATION																					
N (population size)	865																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.1917																				
Recommended minimum:	55																				
Actual sample size:	45																				
Conclusion:	Uh-oh																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	17																				
# ratios above mean:	28																				
z:	1.490711985																				
Conclusion:	Normal*																				
*i.e., no evidence of non-normality																					

**Area 040 – West Seattle
2006 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
Central Crew	1/1/2006	3/29/2006	1/14/03 - 10/28/05		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
45	MLEC	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	45	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Ratio Frequency' and ranges from 0 to 25. The bars are red with black outlines. The frequencies for each ratio bin are: 0.7-0.8: 2, 0.8-0.9: 2, 0.9-1.0: 4, 1.0-1.1: 22, 1.1-1.2: 9, 1.2-1.3: 3, 1.3-1.4: 1, 1.4-1.5: 2.</p>			
Mean Assessed Value	1,099,200				
Mean Sales Price	1,097,900				
Standard Deviation AV	1,892,188				
Standard Deviation SP	1,821,965				
ASSESSMENT LEVEL					
Arithmetic mean ratio	1.013	<div>These figures reflect measurements <u>after</u> posting new values.</div>			
Median Ratio	0.977				
Weighted Mean Ratio	1.001				
UNIFORMITY					
Lowest ratio	0.6102				
Highest ratio:	2.3536				
Coefficient of Dispersion	12.63%				
Standard Deviation	0.2678				
Coefficient of Variation	26.45%				
Price-related Differential	1.01				
RELIABILITY					
95% Confidence: Median		<div>These figures reflect measurements <u>after</u> posting new values.</div>			
Lower limit	0.962				
Upper limit	0.999				
95% Confidence: Mean					
Lower limit	0.934				
Upper limit	1.091				
SAMPLE SIZE EVALUATION					
N (population size)	866				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.2678				
Recommended minimum:	101				
Actual sample size:	45				
Conclusion:	Uh-oh				
NORMALITY					
Binomial Test					
# ratios below mean:	33				
# ratios above mean:	12				
z:	2.98142397				
Conclusion:	Non-normal				
*i.e., no evidence of non-normality					

Improvement Sales for Area 045 with Sales Used 03/30/2006

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	005	177310	0090	15,180	1984866	\$1,750,000	08/28/03	\$115.28	OFFICE/WAREHOUSE	C1-40	4	Y	
045	005	177310	1520	2,412	2176378	\$790,000	12/07/05	\$327.53	AUTO REPAIR GARAGE	NC2-40	3	34	Use-change after sale; not in ratio
045	005	812210	0020	2,260	1994980	\$195,000	10/09/03	\$86.28	BEDS FOR LESS/OFFICE	NC2-40	1	34	Use-change after sale; not in ratio
045	010	927620	0025	9,100	2065329	\$700,000	08/20/04	\$76.92	SEATTLE TRADERS	NC2-40	1	Y	
045	010	927620	0025	9,100	2108184	\$925,000	03/15/05	\$101.65	SEATTLE TRADERS	NC2-40	1	Y	
045	015	126320	0070	2,116	2090366	\$175,000	12/14/04	\$82.70	COMMERCIAL BUILDING	SF 5000	1	Y	
045	015	211270	0145	1,000	1932724	\$340,000	01/05/03	\$340.00	SEAMART CONVENIENCE STORE	NC1-30	1	34	Use-change after sale; not in ratio
045	015	249120	1260	5,870	2040577	\$799,200	05/20/04	\$136.15	JACKSON HEWITT TAX SERVICE & APTS	NC2-40	1	Y	
045	015	329870	1136	2,507	2005313	\$425,000	11/13/03	\$169.53	RETAIL KIOSK	NC2-40	1	Y	
045	015	329870	1136	2,507	2141953	\$1,005,000	07/25/05	\$400.88	RETAIL KIOSK	NC2-40	1	Y	
045	015	329870	1140	14,490	1954327	\$6,060,000	04/28/03	\$418.22	WALGREENS	NC2-40	1	Y	
045	015	436570	0060	9,604	2074831	\$1,333,056	09/10/04	\$138.80	OFFICE	NC3-40	1	Y	
045	015	797260	3450	3,178	2166183	\$350,000	10/28/05	\$110.13	PUFF PRESCHOOL & CHILDCARE	L-2	1	Y	
045	015	815010	0015	3,700	1963619	\$325,000	05/30/03	\$87.84	VCR REPAIR & CLEANERS	NC1-30	1	Y	
045	015	926920	1000	1,100	1941171	\$205,000	02/24/03	\$186.36	FOR THE KIDS INC	SF 5000	1	Y	
045	015	935290	1220	5,758	2109044	\$577,000	03/11/05	\$100.21	RETAIL & 6 APTS	NC2-40	1	Y	
045	015	935290	1235	4,112	2141658	\$490,000	07/21/05	\$119.16	TRIANGLE TAVERN & APTS	NC2-40	1	34	Use-change after sale; not in ratio
045	020	765240	0015	2,153	2125908	\$915,000	05/20/05	\$424.99	MIXED USE	NC1-30	1	Y	
045	025	019400	0945	3,660	2015461	\$560,000	01/27/04	\$153.01	WEST SEATTLE NATUROPATHIC CLINIC	NC1-40	1	34	Use-change after sale; not in ratio
045	025	149530	0210	6,800	2055088	\$1,500,000	07/15/04	\$220.59	JACOBSEN BLDG	NC2-65	1	34	Use-change after sale; not in ratio
045	025	338990	0055	8,530	1994403	\$1,275,000	10/09/03	\$149.47	RETAIL/RESTAURANT	NC3-85	1	Y	
045	025	757920	0050	14,115	2159277	\$1,875,000	09/29/05	\$132.84	PETCO (PET SUPPLY STORE)	NC3-85	1	Y	
045	025	757920	1065	7,627	1935644	\$775,000	01/22/03	\$101.61	H & R BLOCK & APT	NC2-65	1	Y	
045	025	757920	1065	7,627	2109998	\$950,000	03/17/05	\$124.56	RETAIL/APTS	NC2-65	1	Y	
045	030	719280	0075	1,650	2038754	\$390,000	05/11/04	\$236.36	WAREHOUSE	C1-40	1	34	Use-change after sale; not in ratio
045	030	927620	0720	2,751	2036954	\$447,500	04/30/04	\$162.67	BELLI CAPELLI SALON	SF 5000	1	Y	
045	035	082600	0035	2,400	1992823	\$330,000	09/30/03	\$137.50	CHINESE RESTAURANT/BIKE REPAIR	NC3-30	1	Y	
045	035	082600	0240	923	1975842	\$260,000	07/21/03	\$281.69	MEDICAL PROFESSIONAL OFFICES	SF 5000	1	Y	
045	035	280960	0005	3,644	2043667	\$655,000	05/26/04	\$179.75	RETAIL/APTS	L-2 RC	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	035	281060	0005	3,391	2095373	\$495,000	01/05/05	\$145.97	LAPORTE EIDE INC	L-2	1	Y	
045	035	431570	0008	5,730	2030594	\$795,000	04/07/04	\$138.74	RETAIL/OFFICE/APARTMENT	L-2 RC	1	Y	
045	035	505230	0035	5,880	1972262	\$550,000	07/09/03	\$93.54	CALIFORNIA TAN/LEE MARTIAL ARTS	NC1-30	1	Y	
045	035	505230	0040	2,665	1997612	\$405,000	10/23/03	\$151.97	OFFICE BUILDING	NC1-30	1	Y	
045	035	762570	1285	4,645	2012488	\$1,035,000	01/06/04	\$222.82	MEDICAL/DENTAL OFFICE	NC2-30	1	Y	
045	035	762570	2425	3,550	1941560	\$400,000	02/26/03	\$112.68	SERVICE GARAGE & HOUSE/APT.	L-3 RC	1	Y	
045	035	762570	2445	4,916	2147502	\$985,000	08/15/05	\$200.37	TRD FRAMEWORKS	L-3 RC	1	Y	
045	035	762570	3340	9,226	2054983	\$1,268,400	06/18/04	\$137.48	APARTMENTS AND OFFICES	NC2-30	1	Y	
045	040	095200	4048	2,298	1955086	\$240,000	04/08/03	\$104.44	BC CABINETS	C1-65	1	Y	
045	040	095200	8345	2,280	2067040	\$444,000	08/17/04	\$194.74	MEDICAL OFFICE	C1-65	1	Y	
045	040	935800	0300	57,236	2059603	\$11,400,000	07/26/04	\$199.18	ALL-STAR FITNESS	IG2 U/8	1	Y	
045	045	012303	9001	3,030	1973545	\$510,000	07/15/03	\$168.32	BREWSKI'S BAR & GRILL	CBSO	1	26	Imp changed after sale; not in ratio
045	045	012303	9100	8,750	2143162	\$950,000	07/28/05	\$108.57	ST VINCENT DE PAUL	CBSO	1	34	Use-change after sale; not in ratio
045	045	012303	9271	1,584	1986433	\$220,000	09/02/03	\$138.89	NU-TONE CLEANER	CBSO	1	Y	
045	045	062304	9173	3,468	2044007	\$548,000	05/24/04	\$158.02	MARV'S BROILER	CBSO	2	Y	
045	045	062304	9176	12,878	1954945	\$2,200,000	04/23/03	\$170.83	ASIANA SQUARE	CBSO	2	Y	
045	045	062304	9183	6,056	2103657	\$500,000	02/09/05	\$82.56	CENTER BLDG	CBSO	1	Y	
045	045	072304	9096	4,844	2139111	\$565,000	07/05/05	\$116.64	S & K AUTO SALES	CBSO	1	Y	
045	045	079500	0035	6,288	1982435	\$475,000	08/21/03	\$75.54	HIEU AUTO GLASS	CBSO	2	Y	
045	045	079500	0130	1,260	2026333	\$265,000	03/23/04	\$210.32	REPAIR SHOP	CBSO	2	Y	
045	045	089200	0040	15,720	2012698	\$760,000	12/23/03	\$48.35	BOYS & GIRLS CLUB BINGO	CBSO	1	34	Use-change after sale; not in ratio
045	045	219510	0025	7,600	2035202	\$1,080,000	04/30/04	\$142.11	RETAIL BUILDING	CBSO	1	Y	
045	045	300480	0455	3,200	1934286	\$200,000	01/14/03	\$62.50	TABOO VIDEO	CBSO	1	Y	
045	045	320380	0145	7,680	1955259	\$630,000	04/03/03	\$82.03	WHITE CENTER PLAZA	CBSO	1	Y	
045	045	620900	0005	5,490	1975861	\$582,500	07/24/03	\$106.10	GROCERY	CBSO	3	26	Imp changed after sale; not in ratio
045	045	630340	0265	11,606	2159478	\$1,654,000	09/30/05	\$142.51	HOMETOWN RENTALS	CBSO	3	Y	
045	045	797320	2635	6,874	2021046	\$850,000	02/23/04	\$123.65	BREAK STOP AUTO & TIRE	CBSO	2	26	Imp changed after sale; not in ratio
045	045	797320	2835	9,010	2085514	\$940,000	11/18/04	\$104.33	DORMER PLAZA	CBSO	1	Y	

Vacant Sales for Area 045
Used in Analysis

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	005	252403	9047	498,241	2082073	\$5,320,000	10/27/04	\$19.09	VACANT LAND	L1	6	Y	NW 25	30th Avenue SW	Sales price subject to environmental clean-up and closing delayed due to preliminary plan approval. <i>*RR Sale.</i>
045	005	343850	1320	37,785	2094155	\$500,000	1/3/05	\$13.23	DUPLEX/SFR/4 PLEX TEAR DOWNS	L1	3	Y	SE 24	5945,5953,5961 Delridge Way SW	Intended redevelopment to sfr or town homes. Portion of property unusable to critical area. <i>*2 RR parcels and 1 RR parcel.</i>
045	005	177360	0170	5,858	2003843	\$160,000	11/17/03	\$27.31	VACANT LAND	L2	1	Y	SE 13	Delridge Way SW/N of Alaska	Construction of town homes.
045	005	177310	0440	4,960	2080903	\$215,000	11/1/04	\$43.35	SFR TEAR DOWN	L2	1	Y	NE 24	4849 Delridge Way SW	Construction of 4 town homes. <i>*RC Sale.</i>
045	005	177310	0280	4,800	2119607	\$210,000	4/22/05	\$43.75	2 SFR TEAR DOWN	L2	1	Y	NE 24	4716 Delridge Way SW	Proposed construction of 4 town homes. <i>*RC Sale.</i>
045	005	177310	0430	7,440	2118934	\$365,000	4/28/05	\$49.05	DUPLEX TEAR DOWN	L2	1	Y	NE 24	4841 Delridge Way SW	Proposed construction of 6 town homes. <i>*RC Sale.</i>
045	005	177310	0280	4,800	2119607	\$210,000	4/22/05	\$43.75	SFR TEAR DOWN	L2	1	Y	NE 24	4716 Delridge Way SW	Proposed construction of 5 town homes. <i>*RC Sale.</i>

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	005	343850	3390	63,238	2152190	\$550,000	9/1/05	\$8.43	VACANT LAND	L2	2	Y	SE 25	SW Orchard Street	Includes minor 3410. Located to the east of Delridge Way SW
045	005	177310	0275	4,800	2152911	\$220,000	9/7/05	\$45.83	SFR TEAR DOWN	L2	1	Y	NE 24	4720 Delridge Way SW	Construction of 4 town homes. *RC Sale.
045	005	177310	0270	4,800	2153429	\$210,000	9/8/05	\$43.75	VACANT LAND	L2	1	Y	NE 24	4724 Delridge Way SW	Construction of 4 town homes. *RC Sale.
045	005	242403	9029	9,120	2171378	\$328,000	11/18/05	\$35.96	TRIPLEX TEAR DOWN	L2	1	Y	NE 24	5220 Puget Boulevard SW	Construction of 8 town homes. *RC Sale.
045	005	177310	0255	4,800	2172007	\$220,000	11/22/05	\$45.83	SFR TEAR DOWN	L2	1	Y	NE 24	4736 Delridge Way SW	Construction of 4 town homes. *RC Sale.
045	005	177310	0420	7,440	2173556	\$380,000	12/1/05	\$51.07	DUPLEX TEAR DOWN	L2	1	Y	NE 24	4833 Delridge Way SW	Construction of 6 town homes. *RC Sale.
045	005	343850	2430	8,400	2061107	\$236,000	8/4/04	\$28.09	SFR TEAR DOWN	L3	1	Y	NE 25	7027 Delridge Way SW	Proposed townhome site. *RC Sale.
045	005	343850	2441	18,840	2084024	\$579,900	11/15/04	\$31.84	VACANT LAND/SFR TEAR DOWN	L3	2	Y	NE 25	7041 Delridge Way SW	Sale includes minor #2440, a RC lot with a tear down home. Sale price of \$599,900 included a \$20,000 cash back to buyer for closing costs. Proposed town homes.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	005	177310	1550	9,600	1958034	\$230,000	5/13/05	\$23.96	VACANT LAND/SFR TEAR DOWN	NC2-40'	2	51	SE 24	5424, 5428 Delridge Way SW	Sale includes minor 1545, an RC lot with a sfr. Commercial development of outpatient clinic and multifamily development.
045	005	327780	0730	5,946	2016136	\$80,000	1/30/04	\$13.45	VACANT LAND	NC2-40'	1	51	NW 25	6319 34th Avenue SW	Purchased by adjacent church.
045	005	177310	1405	4,960	2077685	\$172,500	10/14/04	\$34.85	SFR TEAR DOWN	NC2-40'	1	51	SE 24	5435 Delridge Way SW	Purchased by adjacent business. *RC Sale.
045	005	327780	1525	12,040	2159038	\$325,000	9/27/05	\$26.99	RESTAURANT TEAR DOWN	NC2-40'	1	51	NW 25	6500 35th Avenue SW	Purchased by adjacent owner to south.
045	010	637950	0190	6,555	2111451	\$525,000	3/24/05	\$80.09	SFR TEAR DOWN	L2	1	Y	SW 11	2322 44th Avenue SW	Construction of 5 town homes. *RC Sale.
045	010	927220	1680	4,125	2107500	\$451,000	3/14/05	\$109.33	SFR TEAR DOWN	L3	1	Y	NE 11	1710 California Avenue SW	Construction of 4 town homes. *RC Sale.
045	010	927620	0070	11,500	1942529	\$545,000	2/28/03	\$47.39	ADMIRAL WAY CAFÉ	NC2-40'	1	34	SW 11	4233 SW Admiral Way	Change of use.
045	015	812210	1421	498,241	2082073	\$5,320,000	10/27/04	\$10.67	VACANT LAND	L1	6	Y	SW 25	2600 SW Othello Street	Subdivide into 32 lots. *RR Sale.
045	015	948570	0076	7,378	2114314	\$270,000	3/9/05	\$36.59	SFR DESTROYED BY FIRE	L1	1	Y	NE 36	2422 SW Cloverdale St-Westwood	Construction of 5 plex. *RC Sale.
045	015	085900	0020	15,359	2146596	\$250,000	7/27/05	\$16.27	VACANT LAND	L1	1	Y	NE 36	2520 SW Trenton Street	Construction of 9 town homes. *RR Sale.
045	015	211470	0380	3,996	1988060	\$100,000	9/15/03	\$25.02	SFR TEAR DOWN	L2	1	Y	SW 30	920 SW Holden Street	Construction of 3 town homes. *RCSale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	015	436570	0235	7,740	1993655	\$232,000	10/1/03	\$29.97	SFR TEAR DOWN	L2	1	Y	SE 36	8821 Delridge Way SW	Construction of 6 town homes. Buyer estimates value of survey/plans at \$2,000, which was deducted from sales price. Buyer did not use plans. *RC Sale.
045	015	789980	0475	6,133	2058773	\$200,000	7/22/04	\$32.61	VACANT LAND	L2	1	Y	SE 36	8808 Delridge Way SW	Land sold with plans, permits, and pre-segged, which seller values at \$29,000 (\$27.88.) Buyer estimates value at \$10,000. Construction of town homes. *RC Sale.
045	015	085900	0151	10,062	2081598	\$285,000	11/3/04	\$28.32	SFR TEAR DOWN	L2	1	Y	NE 36	8645 Delridge Way SW	SFR tear down. Construction of 2 duplex town homes. Previous sale 3/5/01 for \$158,000. *RC Sale.
045	015	211470	0985	9,498	2089347	\$360,000	12/6/04	\$37.90	SFR TEAR DOWN	L2	1	Y	SW 30	7621 11th Avenue SW	Development of new SFR. *RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	015	789980	0735	9,463	2090088	\$300,000	12/15/04	\$31.70	SFR TEAR DOWN	L2	1	Y	SE 36	9027 18th Avenue SW	Development of 8 town homes. *RC Sale.
045	015	436570	0230	7,740	2099097	\$256,000	1/31/05	\$33.07	SFR TEAR DOWN	L2	1	Y	SE 36	8815 Delridge Way SW	Construction of 6 town homes. *RC Sale.
045	015	775050	0170	9,120	2129326	\$255,000	6/8/05	\$27.96	SFR	L2	1	Y	SW 31	8845 9th Avenue SW	Active Master Use Application. *RC Sale.
045	015	436570	0219	5,340	2169448	\$260,000	11/3/05	\$48.68	SFR TEAR DOWN	L2	1	Y	SE 36	8809 Delridge Way SW	Construction of 4 town homes. *RC Sale.
045	015	249120	1280	5,950	1973365	\$245,550	7/17/03	\$41.26	SFR TEAR DOWN	L2-RC	1	Y	SE 35	9433 35th Avenue SW	4 town homes. *RC Sale.
045	015	534720	0145	8,880	2025483	\$366,000	3/19/04	\$41.21	MIXED USE TEAR DOWN	L2-RC	1	Y	SW 36	9400 35th Avenue SW	Development of 3 unit and 4 unit town home building. *RC Sale.
045	015	249120	1290	5,950	2177542	\$275,000	12/14/05	\$46.21	SFR TEAR DOWN	L2-RC	1	Y	SE 35	9421 35th Avenue SW	*RC Sale.
045	015	789980	0950	5,132	1959090	\$95,000	5/14/03	\$18.51	VACANT LAND	L3	1	Y	SE 36	9016 17th Avenue SW	Construction of duplex town home. *RC Sale.
045	015	789980	0790	5,900	2086319	\$141,000	11/28/04	\$23.89	SFR TEAR DOWN	L3	1	Y	SE 36	9012 18th Avenue SW	*RC Sale.
045	015	789980	0790	5,900	2095787	\$176,000	1/6/05	\$29.83	SFR TEAR DOWN	L3	1	Y	SE 36	9012 18th Avenue SW	*RC Sale.
045	015	789980	0735	9,463	2090088	\$300,000	12/15/04	\$31.70	SFR TEAR DOWN	L3	1	Y	SE 36	9027 18th Avenue SW	Construction of 8 town homes. *RC sale.
045	015	789980	0790	5,900	2086319	\$262,000	6/10/05	\$44.06	SFR TEAR DOWN	L3	1	Y	SE 36	9012 18th Avenue SW	Construction of triplex town homes. *RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	015	789980	0745	9,463	2102882	\$300,000	2/22/05	\$31.70	SFR TEAR DOWN	L3	1	Y	SE 36	9019 18th Avenue SW	Construction of 8 town homes. *RC sale.
045	015	789980	0780	6,764	2112554	\$220,000	3/30/05	\$32.52	SFR TEAR DOWN	L3	1	Y	SE 36	1723 SW Henderson Street	Construction of 6 town homes. Site can accommodate maximum density of 8 dwelling units. *RC Sale.
045	015	789980	0785	5,900	2147006	\$240,000	8/1/05	\$40.67	SFR TEAR DOWN	L3	1	Y	SE 36	9008 18th Avenue SW	Construction of 3 town homes. Site can accommodate a maximum density of 7 dwelling units. *RC Sale.
045	015	436570	0385	7,680	2001172	\$162,000	11/6/03	\$21.18	SFR	C1-40"	1	Y	SE 36	9051 20th Avenue SW	Lower grade home. *RC Sale
045	015	436570	0385	7,680	2066828	\$190,000	8/27/04	\$24.74	SFR	C1-40'	1	Y	SE 36	9051 20th Avenue SW	Lower grade home. *RC Sale
045	015	798540	0265	44,917	2098285	\$365,000	1/27/05	\$8.12	VACANT LAND	C1-40'	1	Y	SW 25	SW Holden Street	\$8.66/sf if considering usable area of site. Proposed construction of 15 two unit town homes.
045	015	935290	0270	9,452	2103176	\$245,000	2/23/05	\$25.92	SFR	C1-40'	1	Y	SE 36	9218 18th Avenue SW	Sale includes minor #0275. *RC Sale.
045	015	436570	0380	7,718	2133790	\$185,000	6/1/05	\$23.96	VACANT	C1-40'	1	Y	SE 36	90XX 20th Avenue SW	
045	015	436570	0045	7,234	1685876	\$325,000	9/28/05	\$45.68	VACANT LAND	NC3-40'	1	Y	SE 36	SW Trenton St-Westwood area	

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	020	091400	0095	7,546	2155800	\$300,000	9/20/05	\$39.75	VACANT LAND	LDT	2	Y	NE 10	2232 Bonair Drive SW	Includes minor 0090. *Residential Sale.
045	030	299780	0080	5,652	2026305	\$510,000	3/24/04	\$90.23	FOURPLEX TEAR DOWN	L1	1	Y	SW 10	3041 59th Avenue SW	Grandfathered use. Construction of 2 duplex town homes. *RC sale
045	020	075500	0060	4,500	1954516	\$480,000	4/23/03	\$106.66	DUPLEX/SFR	L2	1	Y	NW 15	3216 Alki Avenue SW	Construction of 3 town homes. *RC Sale.
045	020	156310	0565	5,110	1974074	\$375,000	7/17/03	\$73.38	SFR TEAR DOWN	L2	1	Y	SE 15	4160 Beach Drive SW	Construction of 4 town homes. *RC Sale.
045	020	152403	9020	5,370	1976067	\$699,950	7/29/03	\$130.34	SFR	L2	1	Y	NW 15	3737 Beach Drive SW	42' of waterfront. \$16,665 per lineal foot. *RC Sale.
045	020	156310	0375	3,900	1990081	\$765,000	2/10/04	\$196.00	DUPLEX	L2	1	Y	SE 15	4219 Beach Drive SW	50' waterfront. *RC Sale
045	020	156310	0355	4,300	2013297	\$575,000	1/6/04	\$133.72	SFR TEAR DOWN	L2	1	Y	SE 15	4213 Beach Drive SW	Construction of new SFR. Sales price of \$11,500 per lineal foot of waterfront. *RC Sale.
045	030	637100	0100	9,604	2046986	\$900,000	6/15/04	\$93.71	2 SFR/TEAR DOWNS	L2	2	Y	SW 10	3021, 3025 60th Avenue SW	Includes minor 0105. 2-4 unit town homes planned. *RC Sale.
045	030	299780	0020	6,003	2055201	\$558,000	7/7/04	\$92.95	SFR TEAR DOWN	L2	1	Y	SW 10	3016 60th Avenue SW	Construction of 5 town homes. *RC Sale.
045	020	013900	0130	6,435	2141606	\$750,000	7/22/05	\$116.55	DUPLEX	L2	1	Y	NW 11	1732 Alki Avenue SW	*RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	020	014800	0835	3,177	2066956	\$925,000	8/31/04	\$291.15	DUPLEX	L2	1	Y	SW 10	3035 Alki Avenue SW	27' of waterfront. \$34,359 per lineal foot. *RC Sale.
045	020	013900	0125	6,600	2151718	\$900,000	8/25/05	\$136.36	DUPLEX	L2	1	Y	NW 11	1728 Alki Avenue SW	Purchased for redevelopment. *RC Sale.
045	030	052310	0071	3,680	2016487	\$310,000	2/2/04	\$84.24	SFR TEAR DOWN	L3	1	Y	SW 10	6022 SW Stevens Street	Construction of 3 town homes. *RC Sale
045	020	860311	0000	4,545	2023642	\$590,000	2/11/04	\$129.81	FOURPLEX TEAR DOWN	L3	1	Y	SW 15	4001 Beach Drive SW	Construction of 4 town homes. \$13,111/lineal foot of waterfront. Killed parcel 152403-9025. \$200,000 adjustment downward for plans and grandfathered use.
045	020	386740	0340	3,600	1996802	\$550,000	10/20/03	\$152.77	SFR TEAR DOWN	MR	1	Y	SW 2	1122 Alki Avenue SW	Buyer planning to build new home on lot. *RC Sale.
045	020	386740	0350	4,680	2066650	\$625,000	8/27/04	\$133.54	SFR TEAR DOWN	MR	1	Y	SE 2	1116 Alki Avenue SW	Interim use. Buyer planning to build new house on the lot. *RC Sale.
045	020	387090	0085	3,120	2100471	\$420,000	2/1/05	\$134.61	SFR	MR	1	Y	NW 11	1514 Alki Avenue SW	*RC Sale.
045	020	013900	0195	6,000	2124580	\$685,000	5/11/05	\$114.16	SFR	MR	1	Y	NE 10	1774 Alki Avenue SW	Future condominium development. *RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	020	386740	0355	3,960	2138903	\$725,000	7/14/05	\$183.08	SFR TEAR DOWN	MR	1	51	SE 2	1110 Alki Avenue SW	Buyer owns minor 0350. *RC Sale.
045	020	386740	0210	9,357	2176346	\$1,800,000	12/7/05	\$192.36	2 INTERIM USE DUPLEXES	MR	2	Y	SW 2	1226, 1228 Alki Avenue SW	Lots previously sold in 2001 with two separate transactions at a sales price of \$136 and \$139/sf. Current sale sold with plans/permits. *RC Sale.
045	025	790470	0044	2,739	2055748	\$165,000	7/15/05	\$60.24	2 PRE-SEGGED LOTS	L2	2	Y	SW 14	4441 44th Avenue SW	Includes minor #0046. Lots B and C. Located behind minor # 0040. *RC Sale.
045	025	790470	0033	2,309	2055611	\$165,000	7/19/05	\$71.45	2 PRE-SEGGED LOTS	L2	2	Y	SW 14	4439 44th Avenue SW	Includes minor #0035. Lots B and C. Located behind minor # 0031. *RC Sale.
045	025	790470	0026	12,000	2032087	\$775,000	4/19/04	\$64.58	2 SFR TEAR DOWN	L2	2	Y	SW 14	4421, 4425 44th Avenue SW	Includes minor #0025. Construction of 8 town homes. Near Alaska Junction, north of SW Oregon St. *RC Sale.
045	025	790470	0030	7,200	2136362	\$625,000	7/1/05	\$86.80	SFR TEAR DOWN	L2	1	Y	SW 14	4435 44th Avenue SW	Construction of 6 town homes. *RC Sale.
045	025	762570	2455	15,750	1948235	\$730,000	3/4/03	\$46.34	2 SFR TEAR DOWN	L3-RC	1	Y	SE 23	5922, 5926 California Avenue SW	12 unit town home project. *RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	025	790470	0140	6,000	2117474	\$555,000	4/19/05	\$92.50	SFR TEAR DOWN	L3	1	Y	SW 14	4412 44th Avenue SW	Construction of 6 town homes. *RC Sale.
045	025	790470	0136	18,050	1661712	\$2,000,000	8/5/05	\$110.80	3 DUPLEXES TEAR DOWN	L3	3	Y	SW 14	4426, 4430, 4436 44th Avenue SW	Construction of town homes. *RC Sale.
045	025	095200	2240	8,625	2063963	\$750,000	8/20/04	\$86.95	COMMERCIAL INTERIM USE	NC1-40'	1	Y	SE 14	4128 California Avenue SW	
045	025	095200	2190	11,500	2078117	\$1,000,000	10/18/04	\$86.96	VACANT	NC1-40'	1	Y	SE 14	4102 California Avenue SW	
045	025	095200	2240	8,625	2063963	\$850,000	7/19/05	\$98.55	COMMERCIAL INTERIM USE	NC1-40'	1	Y	SE 14	4128 California Avenue SW	
045	025	149530	0325	10,530	1940052	\$800,000	2/13/03	\$75.97	2 SFR TEAR DOWNS	NC2-40'	2	Y	NW 23	4737, 4741 44th Avenue SW	Includes minor 0340. Construction of town homes. *RC Sale.
045	030	762570	2606	4,400	2017592	\$245,000	2/10/04	\$55.68	SFR TEAR DOWN	L2	1	Y	SE 23	5907 40th Avenue SW	Located just off Fauntleroy near SW Juneau. Construction of 4 condos. *RC Sale.
045	030	248820	0455	5,000	2113254	\$507,000	4/4/04	\$101.40	DUPLEX TEAR DOWN	L2	1	Y	SW 35	9124 45th Avenue SW	Construction of 4 town homes. *RC Sale.
045	030	939670	0025	7,099	2111584	\$575,000	3/30/05	\$80.99	DUPLEX TEAR DOWN	L2	1	Y	SE 23	5422 Fauntleroy Way SW	Construction of 6 town homes. South of area 45-40. *RC Sale.
045	030	248820	0456	5,000	2121861	\$557,750	5/10/05	\$111.55	DUPLEX TEAR DOWN	L2	1	Y	SW 35	9128 45th Avenue SW	Buyer purchased adjacent property to the north. Construction of 4 town homes. *RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	030	939670	0020	7,099	2147270	\$540,000	8/1/05	\$76.06	DUPLEX TEAR DOWN	L2	1	Y	SE 23	5416 Fauntleroy Way SW	Construction of 6 town homes. *RC Sale.
045	030	248770	0260	5,568	2165560	\$400,000	10/27/05	\$71.83	SFR TEAR DOWN	L2	1	51	SW 35	4501 SW Director Street	Construction of town homes. *RC Sale.
045	030	248770	0260	5,568	2167181	\$510,000	11/3/05	\$91.59	SFR TEAR DOWN	L2	1	Y	SW 35	4501 SW Director Street	Construction of town homes. *RC Sale.
045	030	248770	0266	4,770	2104959	\$500,000	10/26/05	\$104.82	SFR TEAR DOWN	L2	1	Y	SW 35	9111 45th Avenue SW	Construction of town homes. *RC Sale.
045	030	532310	0071	3,680	2016488	\$310,000	2/2/04	\$84.24	SFR TEAR DOWN	L3	1	Y	SW 10	6022 SW Stevens Street	*RC Sale. Construction of 3 town homes. Located one block south of Alki 45-20.
045	030	719280	0095	22,028	1971239	\$730,000	7/7/03	\$33.14	VACANT LAND	C1-40'	34	Y	NW 13	3200 Blk Harbor Avenue SW	Previous sale 10/5/00 for \$22.41/sf. \$50,000 deducted from sales price for value of plans/permits. Construction of apartments and commercial.
045	030	719280	0065	6,275	2000376	\$173,000	11/3/03	\$27.57	VACANT LAND	C1-40'	1	Y	NW 13	3233 Harbor Avenue SW	Previous sale 6/12/02 for \$22.31.
045	030	798740	0190	5,016	2155750	\$175,000	9/13/05	\$34.88	VACANT LAND	C1-40'	1	Y	NW 13	3300 Harbor Avenue SW	Construction of mixed use building.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	030	798740	0200	17,872	2162481	\$790,000	10/3/05	\$44.20	VACANT LAND	C1-40'	2	Y	NW 13	3257 and 3303 Harbor Avenue SW	Includes 719280-0120. Construction of mixed use building. Non-contiguous parcels.
045	035	431770	0050	5,920	2062881	\$300,000	8/15/04	\$50.67	VACANT LAND	L2	1	Y	SE 26	4178 SW Orchard Street	Construction of 2 town home duplexes. Located to the east of California. *RC property.
045	035	271910	0005	8,750	2080959	\$453,000	11/1/04	\$51.77	SFR TEAR DOWN	L2	1	Y	NE 26	6533 42nd Avenue SW	1 block east of California. Construction of 7 town homes. *RC Sale.
045	035	762570	2455	15,750	1948235	\$730,000	3/4/03	\$46.34	2 SFR TEAR DOWN	L3 RC	2	Y	SE 23	5922, 5926 California Avenue SW	Includes minor 2450. Minor 2455 was a sfr utilized as a commercial space. Construction of 12 town homes. *RC Sale.
045	035	762570	2435	12,000	1952793	\$495,000	4/9/03	\$41.25	SFR TEAR DOWN	L3 RC	1	Y	SE 23	5940 California Avenue SW	Construction of 6 town homes. *RC property.
045	035	757770	0486	5,175	2080531	\$475,000	10/29/04	\$91.78	COMMERCIAL BUILDING/SFR	L3 RC	1	Y	NE 14	3916 California Avenue SW	
045	035	790520	0060	10,120	2120366	\$825,000	5/1/05	\$81.52	FOURPLEX/DUPLEX TEAR DOWN	L3 RC	1	Y	NW 14	3819 California Avenue SW	Construction of 8 town homes.
045	035	762570	1440	7,500	2140949	\$735,000	7/22/05	\$98.00	SFR TEAR DOWN	L3 RC	1	Y	SW 23	5643 California Avenue SW	Construction of town homes.
045	035	762570	1420	7,500	2142805	\$725,000	7/25/05	\$96.66	COMMERCIAL INTERIM USE	L3 RC	1	Y	SW 23	5623 California Avenue SW	

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	035	762570	2435	12,000	1952793	\$1,630,000	10/11/05	\$135.83	SFR TEAR DOWN	L3 RC	1	Y	SE 23	5940 California Avenue SW	Construction of 6 town homes. *RC property.
045	035	149330	0055	5,850	2172717	\$575,000	11/25/05	\$98.29	SFR	L3 RC	1	Y	NW 14	4310 SW Spokane Street	*RC Sale.
045	035	246190	0050	7,500	2006117	\$450,000	12/1/03	\$60.00	5 UNIT APARTMENT TEAR DOWN	NC2-30'	1	Y	SE 23	5446 California Avenue SW	Construction of office/retail building.
045	035	762570	3350	15,000	2056181	\$727,500	7/15/04	\$48.50	COMMERCIAL/2 SFR TEAR DOWNS	NC2-30'	2	Y	SW 23	6021, 6031 California Avenue SW	Includes minor #3345, an RC parcel.
045	040	757920	0765	5,750	1957426	\$335,000	5/8/03	\$58.26	SFR TEAR DOWN	L2	1	Y	NE 23	4802 42nd Avenue SW	Adjacent to neighborhood 25. Construction of 5 town homes. *RC Sale.
045	040	095200	7135	12,000	2001948	\$241,000	11/14/03	\$52.39	SFR TEAR DOWN	L2	1	Y	SE 14	4530 40th Avenue SW	Construction of 4 town homes. *RC Sale.
045	040	095200	6955	5,750	2016596	\$300,000	1/20/04	\$52.17	SFR TEAR DOWN	L2	1	Y	SE 14	4527 40th Avenue SW	Construction of 2 duplex town homes. *RC Sale.
045	040	095200	6785	5,750	2017141	\$292,000	2/5/04	\$50.78	DUPLEX TEAR DOWN	L2	1	Y	SE 14	4508 41st Avenue SW	Town home development. *RC Sale.
045	040	612660	1000	6,600	2052255	\$425,000	6/28/04	\$64.39	DUPLEX TEAR DOWN	L2	1	Y	NE 23	4816 40th Avenue SW	Construction of 6 town homes. *RC Sale.
045	040	790470	0044	5,048	2055611 2055748	\$330,000	7/15/04	\$65.37	VACANT LOTS BEHIND SFRS	L2	4	Y	SW 14	4439 and 4441 44th Avenue SW	2 sales simultaneously for \$165,000. Each sale included 2 presegged lots. *RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	040	095200	7082	2,577	2060921	\$100,000	8/6/04	\$38.80	VACANT LOT BEHIND SFR	L2	1	Y	SE 14	West of 4508 40th Avenue SW	Segged portion of 095200-7080 located behind the original house with alley access. Creation of 2 zero lot line homes on minors #7082 and 7084. *RC Sale.
045	040	095200	6660	9,775	2123375	\$925,000	5/17/05	\$94.62	SFR TEAR DOWN	L3	1	Y	SE 14	4515 41st Avenue SW	Construction of multi-family dwellings. *RC Sale.
045	040	935800	0605	5,100	2090466	\$207,000	12/8/04	\$40.59	VACANT LAND	MR	2	Y	SW 13	4000 Blk 30th Avenue SW	Includes parcel #935800-0610. Previous sale 1/27/00 for \$175,000. Seattle view. *RC Sale.
045	040	929730	0945	9,600	2050757	\$549,000	6/23/04	\$57.18	SFR TEAR DOWN	MR	1	Y	SW 13	3112 SW Avalon Way	Proposed 18 unit apartment. *RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	040	762870	0300	4,120	1719239	\$70,000	3/1/05	\$16.99	VACANT LAND	C1-40'	1	Y	NW 13	3026 SW Charlestown Street	Small vacant lot with steep topography located to the west of the SW Avalon Way arterial. Sale price was for \$100,000 with \$30,000 allocated for plans and permits by seller. *RC Sale.
045	040	095200	4285	20,125	1968392	\$1,100,000	5/25/03	\$54.66	VACANT LAND	C1-65'	3	Y	SE 14	4445-4457 35th Avenue SW	Includes minors 4300 and 4310. \$3,000-4,000 cost to clean up site contamination.
045	040	757920	0355	11,500	2012477	\$775,000	1/4/05	\$67.39	VACANT LAND	NC3-40'	2	Y	NW 23	NEC 41st Avenue SW/SW Edmunds Street	41st Avenue Condominium. Sales price was \$950,000 with \$175,000 allocated to plans/permits.
045	040	612660	1010	19,556	2168897	\$1,325,000	12/6/05	\$67.75	COMMERCIAL IMPROVEMENTS-INTERIM USE	NC3-40'	1	Y	NE 23	4800 40th Avenue SW	
045	045	721140	0865	15,000	1947912	\$285,000	3/7/03	\$19.00	VACANT LAND	R24	1	34	NW 6	1521 SW 98th Street	Construction of commercial building.
045	045	721140	0915	10,000	2011942	\$200,000	1/5/04	\$20.00	SFR TEAR DOWN	R24	1	Y	NE 1	10019 17th Avenue SW	Construction of 4 skinny homes. *RC Sale.

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	045	721140	0945	10,363	2154780	\$251,000	9/12/05	\$24.22	PARKING LOT	R24	1	Y	NE 1	10007 17th Avenue SW	
045	045	721140	1205	10,354	2172345	\$274,500	11/17/05	\$26.51	SFR TEAR DOWN	R24	1	Y	NE 1	1619 SW 102nd Street	*RC Sale.
045	045	345100	0399	37,700	2053303	\$570,000	6/29/04	\$15.12	VACANT LAND	R48	1	Y	SW 6	11050 16th Avenue SW	Construction of 36 unit multi-family development. Purchase price includes plans and permits.
045	045	345100	0300	37,700	2146730	\$650,000	8/8/05	\$17.12	VACANT LAND	R48	1	Y	SW 6	10768 16th Avenue SW	*RC Sale.
045	045	062304	9006	47,480	2012753	\$750,000	1/7/04	\$15.80	VACANT LAND	CBSO	1	Y	NW 06	9805 15th Avenue SW	
045	045	012303	9112	14,613	2044893	\$502,000	5/27/04	\$34.35	FLAPJACKS	CBSO	1	Y	NE 1	9655 16th Avenue SW	
045	045	012303	9121	72,401	2051160	\$1,100,000	6/25/04	\$15.19	ROXBURY LANES	CB	1	Y	NW 1	2823 SW Roxbury Street	
045	045	345100	0475	37,895	2163692	\$785,000	10/18/05	\$21.72	EL CHALAN RESTAURANT	CB	1	Y	SW 6	11060 16th Avenue SW	
045	045	345100	0099	18,600	2173024	\$260,000	11/28/05	\$13.97	VACANT LAND	CBSO	1	Y	SW 6	10425 15th Avenue SW	Buyer planning a mixed use development.